



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-024614-26

In the matter of: 1203, 159 DUNDAS ST E
TORONTO ON M5B 0A9

Between: RUINING ZHANG Tenants
XIAOYU LIU

And

Tianyu Wang Landlord

RUINING ZHANG and XIAOYU LIU (the 'Tenants') applied for an order determining that Tianyu Wang (the 'Landlord') collected or retained money illegally.

This application was scheduled for a merits hearing, via video conference, on June 11, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants and the Landlord participated.

The parties agreed to resolve the issues in the Tenants' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The Tenants vacated the rental unit on March 18, 2026.

On consent of the parties, it is ordered that:

1. On or before June 30, 2026, the Landlord shall pay to the Tenants, via e-transfer, \$250.00;
2. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing July 1, 2026;

3. With the exception of the collection of any money that comes due as a result of this Order, then this Order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

June 16, 2026
Date Issued

Susan Parsons
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.